

DEVELOPERS & PROMOTERS



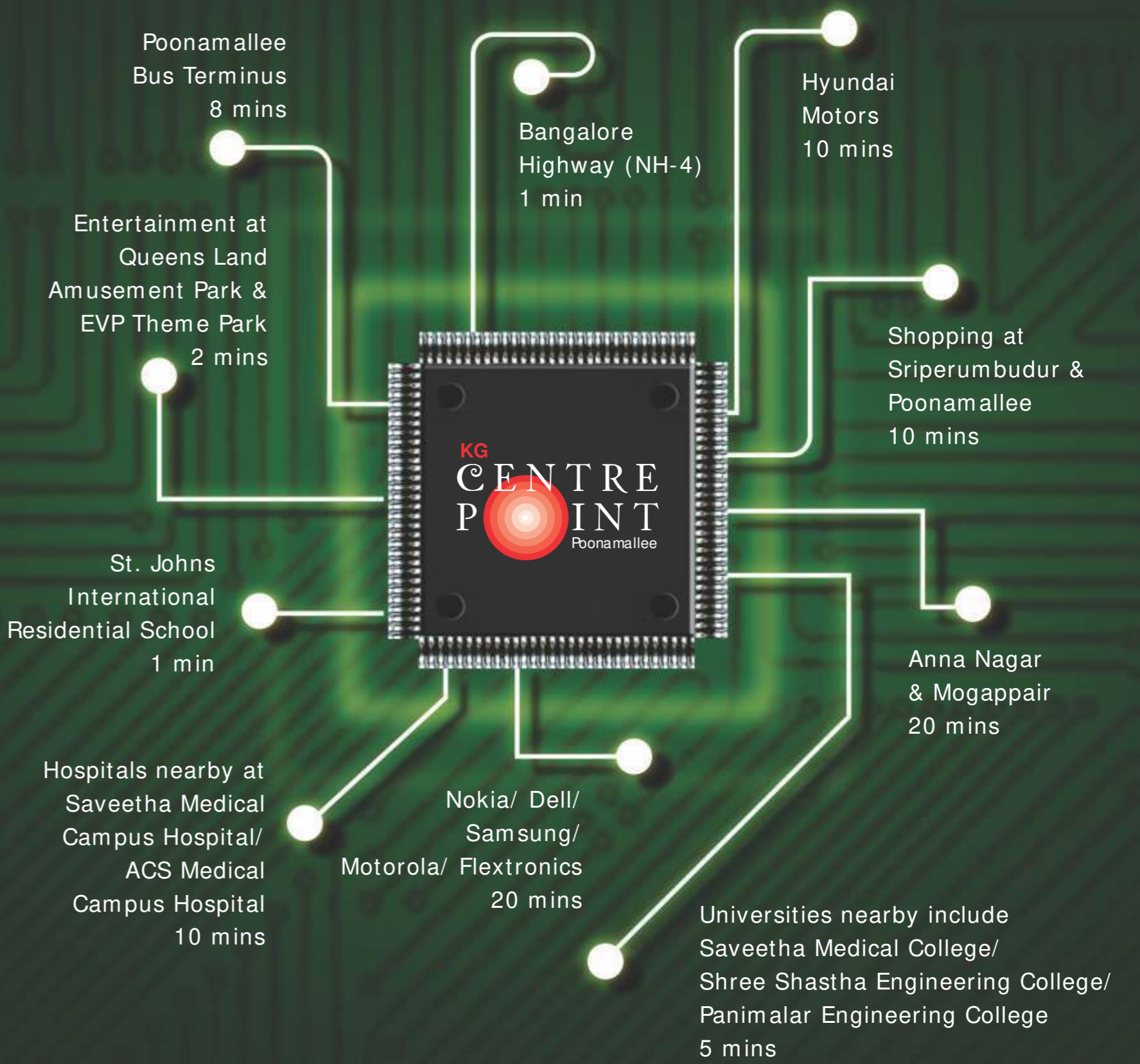
A Perfect Home centred around you!



**Centrally Located.
Perfectly Secluded.**

Live the Luxury life within 5 minutes radius!

Located in the perfect spot between the urban City and lush greenery; between the traditional parts of North Chennai and the new developments in the West and South; at the confluence of the golden triangle that is, Poonamallee - Sriperumbudur - Oragadam. KG Centre Point offers you easy access to the industrial areas of the golden triangle, the IT hub on GST Road, Oragadam, OMR, ECR as well as the purely residential areas of Porur, Poonamallee and Annanagar. This verdant residential enclave is situated near the Chembarambakkam Lake and surrounded by premium schools, colleges, shopping, entertainment, hospitals and MNC industries. KG Centre Point remains at the centre of all your needs and yet tucked away from the noise and pollution of the highway, truly ensuring you live the luxury life in the centre of the New Chennai!





Presenting

KG CENTRE POINT

POONAMALLEE



Centre of the New Chennai.
Centre of your new life!



The **perfect home** centered around you!

KG Centre Point's strategic location is just the beginning! The entire project of 7.2 acres consisting of 644 apartments spread across 16 blocks has been designed with you and your family in mind. With over 63% of open and landscaped space, KG Centre Point offers you a host of outdoor activities to relax your mind. And when you want to rejuvenate your body, you can head on over to the super swanky 9000 sq.ft. Club House complete with every lifestyle and recreation facility you need.

Every apartment in KG Centre Point has been architecturally designed keeping aesthetics and modern sensitivities in mind. The apartments are well-ventilated and based on traditional Vaastu tenements. Kitchens, which form the focal point of Indian households, have been conceptualised on the triangular work flow for maximum space utilization and efficiency in movement. Complete bathroom solutions have been provided and the electrical designs are made for maintenance-free output. Every apartment has been dressed in international quality and branded specifications, ensuring you have everything you want in your perfect home.

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All the space you want! With all the privacy you need!

The carefully derived layout of KG Centre Point is perfectly in tune with the location itself. Giving every home access to the outdoors and breath-taking views of lush greenery, while staying close to facilities available in the city.



7.2 acres of land

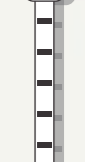
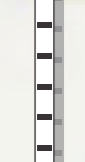
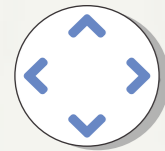
644 Vaastu compliant apartments

Low-rise - stilt + 4 storied buildings

1 BHK (Studio) - 515 to 540 sq.ft.

2 BHK - 690 to 915 sq.ft.

3 BHK - 1055 to 1120 sq.ft.



Location Map

Distance to:

- Maduravoyal Junctions - 13 kms
- Porur - 23 kms
- Anna Nagar - 18 kms

KG CENTRE POINT

POONAMALLEE



Legend

Educational Institution	Restaurant & Hotel	Theme Park	Hospital	Lake	Car Showroom	Factory	KG Property	Retail Store

* Not to scale



Sky-high returns on your investment. From the ground up.

According to a Hindu Business Line article dated February 12th 2012, Sunguvarchatram near Sriperumbudur is the site identified for the new **Greenfield International Airport** because of its proximity to the NH-4. About 5,500 acres of land has been identified and a feasibility report on the Sriperumbudur airport is already with the State Government. The Airport is expected to be completed within four to five years at an estimated cost of Rs. 6,000 Crores. When it becomes operational, the New Greenfield International airport will be capable of handling 5 million passengers annually and give rise to numerous industries in the surrounding areas.



An abode of tranquility and abundance. Just off the fast lane.

The **Chembarambakkam Lake**, one of the major reservoirs for Chennai city's water supply, is a mere 5 minutes' drive away from KG Centre Point. This majestic water body shines like a blue diamond in all its grandeur, embedded in an ocean of lush greenery. The proximity of it keeps the climate in and around the KG Centre Point cool and ensures the availability of good, potable water at all times.





Live a bright life. Give your children a brighter one.

A school near home is a blessing for families with children. Also, if you have plenty of colleges nearby, what more you want? With the famous St. John's Residential International School located less than 1 minute away from KG Centre Point and a host of other premier institutions like Shree Shastha College, Panimalar College, Saveetha Dental & Medical Universities, ACS Medical College and a few others nearby, you can be assured of your children's future.



Embrace Chennai's tomorrow. Before everyone else!

Sriperumbudur, aptly called India's Detroit, is among the largest automobile manufacturing hubs in South Asia. Now even Oragadam's SIPCOT area along with Sriperambudur industrial corridor (India's Shenzhen) contains a diversity of MNC and foreign industries, including engineering, bio-tech, IT, and electronic units. Besides the SIPCOT zone, industrial units proliferate in other parts of Oragadam, Irungattukottai and Sriperambudur too. More than five lakh people are expected to work in industrial units within this industrial corridor in three years' time. KG Centre Point is strategically located at the axis of this golden triangle that is New Chennai!



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- ◆ Modern gated development located off NH-4
- ◆ Strategically located next to St. John's International School & opposite to Queensland Amusement Park
- ◆ Contemporary & Vaastu compliant interiors
- ◆ 63% open spaces of verdant greenery
- ◆ International quality specification and finishes
- ◆ Fast appreciating capital and rental property in Poonamallee
- ◆ Copious and good quality ground-water
- ◆ Stylish Club House with all modern recreation facilities

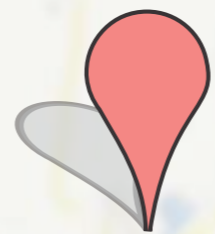


Actual Model Flat View



Earth-friendly green building! State-of-the-art design!

At the very Centre Point of cutting-edge design and environmentally friendly practices, KG Centre Point lets you greet every new day with a leisurely walk amongst verdant landscaping, quiet moments in the meditation hall or some brisk jogging – all of this, knowing that your lifestyle works in tune with mother nature! Designed to meet Green Building norms, KG Centre Point is a 100% rainwater harvested project with built-in green features like a water treatment plant, water-efficient landscaping and much more.



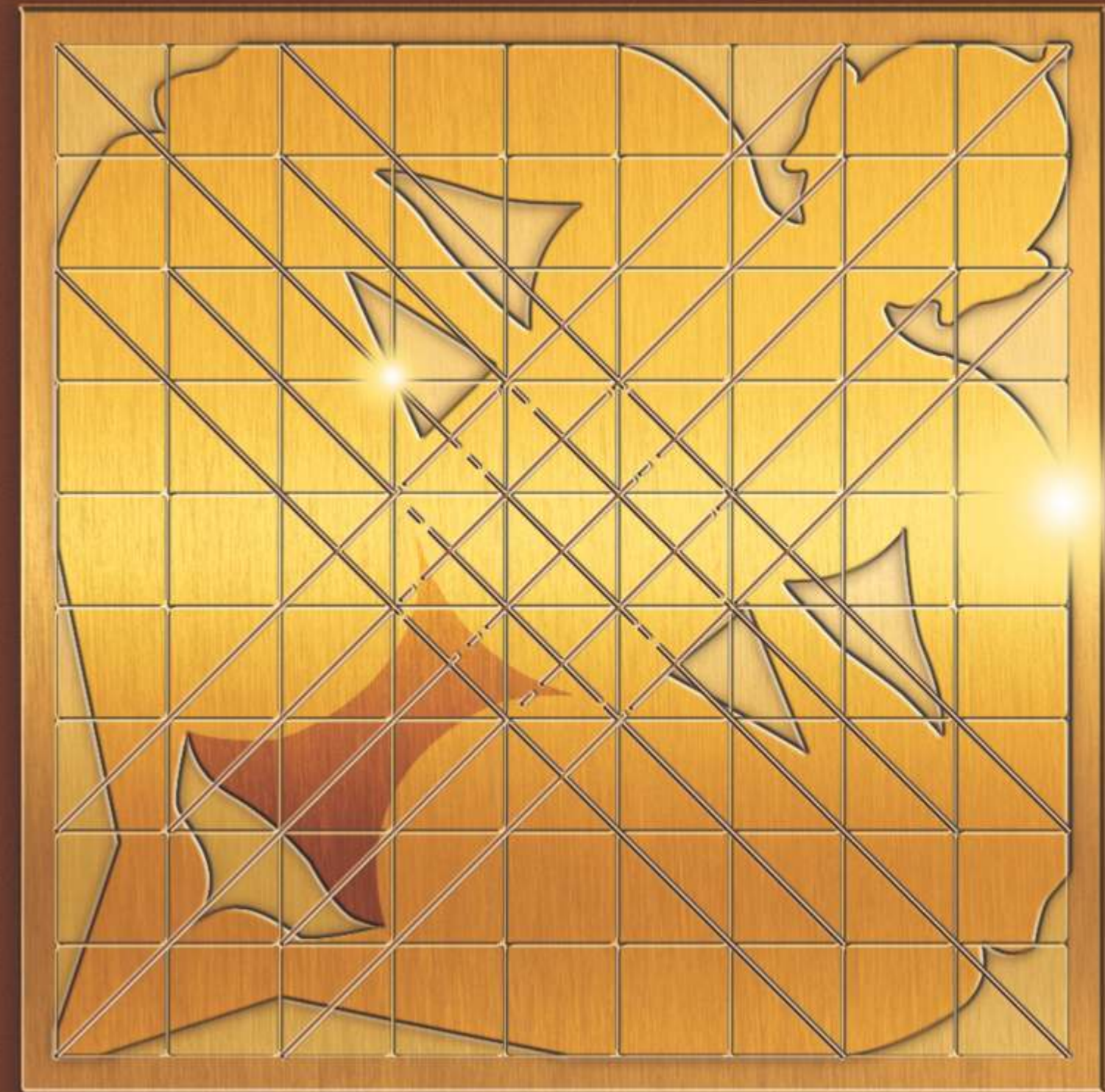
Minimum heat! Maximum daylight!

KG Centre Point manages to maintain the perfect balance between the healing power of the sun and comfortable cool interiors. Designed to allow maximum daylight to enter every living space, thereby saving precious energy on lighting, KG Centre Point still manages to keep the indoors cool and pleasant. With no highrise buildings around, and the Chembarambakkam lake just a few kilometres away, KG Centre Point utilizes wide open spaces, lush greenery, heat resistant glass and loads of ventilation to ensure that though the outer temperature is high every home stays well ventilated and optimally cool.



Stay tucked away from the world. Still remain connected to it.

Excellent road connectivity is available from NH-4 with access points to North and South Chennai. The Tamil Nadu government is also building the Rs. 300 crores Oragadam Industrial Corridor Road to further increase industrial activity in the Oragadam-Sriperumbudur cluster. It will also provide additional connectivity between GST Road (NH 45) and Grand Western Trunk Road (NH-4). The Outer Ring Road (ORR) that intersects NH-4 also aims to further increase the road network through NH-45, NH-205 and NH-5. And a proposal is in place for a rail link from Avadi to Guduvanchery. With this, the two hubs of Oragadam and Sriperumbudur will be linked to two major lines – the Chennai- Jolarpettai-Katpadi line and the Chennai-Gudur line – that connect to other parts of the country.



Luxury Modern Amenities! Inspired by ancient tradition!

Vaasthu Shastra is an ancient Indian science of architecture dealing with the construction of living and commercial spaces. The word 'Vaastu' originated from the Sanskrit word 'Vaastoshpati'. It is believed to render happiness, protection and prosperity in this life and hereafter by combining the five elements of earth, fire, water, air and space. At KG Centre Point, the positive aura of the plot has been enhanced by making the layout of each block Vaastu compliant. In addition, each apartment has been provided with best Vaastu energized positions for kitchen, master bedrooms and main entrance-ways.





KG Club Central

9000 sq.ft of sheer luxury!





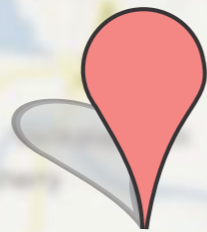
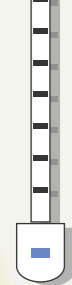
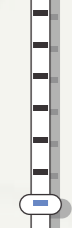
Lie back and relax!
Pump up the adrenalin!

Depending on your mood and the time of day, make the most of our 9000 sq.ft luxury club house. Located at the very centre of the project, surrounded by tall trees, it can give you the perfect workout or a relaxing evening.

Club House Amenities

- ◆ Gymnasium
- ◆ Indoor Games Room
- ◆ Movie Lounge equipped with Home Theatre Systems
- ◆ Business Centre / Conference Room
- ◆ Meditation Room / Multi-Purpose / Aerobic Hall
- ◆ Health Club with Jacuzzi and Sauna
- ◆ Library and Browsing Facilities
- ◆ Terrace Party areas for special occasions
- ◆ Guest Suites





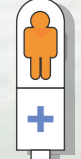
Fun Spaces for fun activities!

Our wide range of outdoor amenities will ensure that you and your kids have loads of opportunities to spend time with mother nature and soak in up the fresh air.

Outdoor Amenities

- ◆ Children's Swimming Pool
- ◆ Pool Deck and Barbeque Counters
- ◆ Grand Entrance Plaza
- ◆ Foot Reflexology Pathway
- ◆ Serene Water Features
- ◆ Temple
- ◆ Park
- ◆ Children's Sand Pit and Play Area
- ◆ Gazebos
- ◆ Senior Citizen's Square
- ◆ Multi-Purpose Play Courts
- ◆ Basket Ball Hoops
- ◆ Open Air Amphitheatre
- ◆ Landscaped Tree Courts
- ◆ Jogging Track





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Aerial View

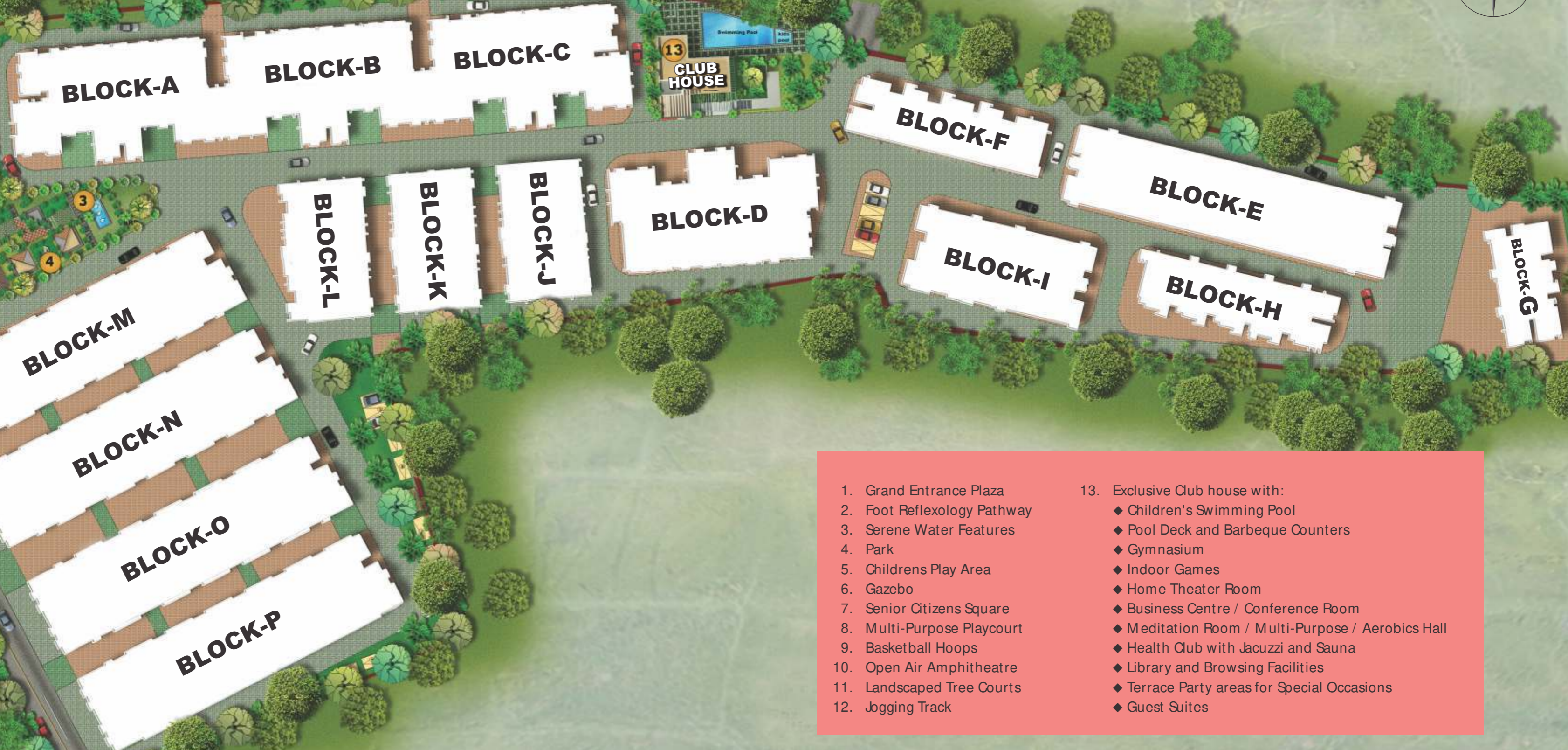


Kanchipuram ← NH-4 Chennai →

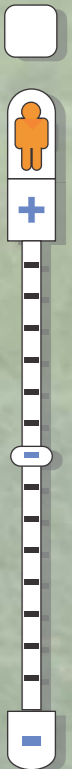
MASTER PLAN



Palanjur Road



- 1. Grand Entrance Plaza
- 2. Foot Reflexology Pathway
- 3. Serene Water Features
- 4. Park
- 5. Childrens Play Area
- 6. Gazebo
- 7. Senior Citizens Square
- 8. Multi-Purpose Playcourt
- 9. Basketball Hoops
- 10. Open Air Amphitheatre
- 11. Landscaped Tree Courts
- 12. Jogging Track
- 13. Exclusive Club house with:
 - ◆ Children's Swimming Pool
 - ◆ Pool Deck and Barbeque Counters
 - ◆ Gymnasium
 - ◆ Indoor Games
 - ◆ Home Theater Room
 - ◆ Business Centre / Conference Room
 - ◆ Meditation Room / Multi-Purpose / Aerobics Hall
 - ◆ Health Club with Jacuzzi and Sauna
 - ◆ Library and Browsing Facilities
 - ◆ Terrace Party areas for Special Occasions
 - ◆ Guest Suites



Not to scale

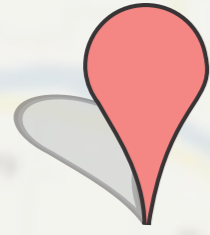


General Building Specifications

- Earthquake-resistant structural design
- Pre-construction anti-termite soil treatment
- RCC framed structure with 200 mm thick external walls & 100 mm thick internal partition walls
- Elegant entrance lobby complete with landscaping
- Elegant and stunning entry and exit gates
- Paved and landscaped drive-ways
- Common employee rest rooms
- Underground and overhead water storage tank with glazed tiles in drinking water sections
- Provision for borewell or well, in addition to Corporation/Municipality Water provision, if available
- Rainwater harvesting provided
- Sewage treatment plant provided as per PCB standards with recycling capability for flushing and landscaping
- Water filtration plant will be provided
- 24/7 Back-up power generator for all essential common areas and partial flat interiors
- Security intercom – one connection per flat
- Peripheral compound lighting provided with energy-saving gadgets
- Adequate capacity elevators to service each block
- Portable fire extinguishers for emergency use in each block
- Maintenance by a professional property and facility management company



Actual Model Flat View



Tiles

Living, Dining, Foyer & Bedrooms

Vitrified flooring tiles of size 24x24 inches with 3 inches skirting

Balcony

Ceramic flooring tiles of size 12x12 inches with 3 inches skirting

Toilets

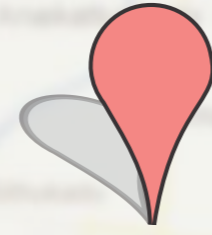
Designer toilets with ceramic tile flooring of size 12x12 inches and glazed wall tiles up to lintel height in wet areas (shower area) and sill height in dry areas (EWC and wash area)

Kitchen

Vitrified flooring tiles of size 24x24 inches with 3 inches skirting, Glazed wall tiles of size 8x12 inches will be laid up to 2 feet height above counter top

Utility

Ceramic flooring tiles of size 12x12 inches, Glazed wall tiles of size 8x12 inches up to sill height will be provided



Doors & Windows

Living, Dining, Foyer & Bedrooms

Hardwood frame & flush door shutters, aluminum sliding glazed windows with grill

Balcony

Aluminum sliding French doors

Toilets

Hardwood frame and water-resistant door shutters, Aluminum ventilators

Kitchen

Aluminum sliding glazed windows with grill



Paint

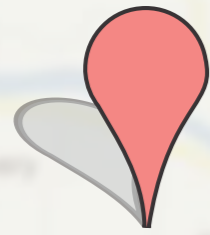
Living, Dining, Foyer, Bedrooms, Kitchen & Utility

Flat interior will be provided with putty and acrylic emulsion

Toilets

Door will be enamel painted and toilet interior side will have additional PU coating, Toilet interior (non-tiled) areas will be cement painted





Fittings

Toilets

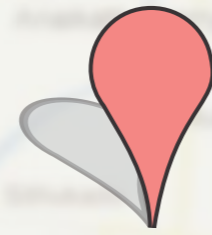
White coloured ceramic sanitaryware fittings consisting of EWC and wash basin in all toilets; Chromium plated fittings of standard manufacturers; Shower curtain rods; Exhaust fan opening with exhaust fan provided

Kitchen

Polished granite kitchen counter; one stainless sink and drain board fitted with a special movable tap; one drinking water point from RO plant, One open RCC loft provided

Utility

Plumbing provision for washing machine and floor washing arrangement (if feasible)



Electrical*

General

3 Phase power supply with automatic change over switch in each flat, Concealed copper wiring with modular switches and earth leakage circuit breakers (ELCB)

Living & Dining

Two fan points, four wall points, three 6 Amps power sockets, one telephone point, one television point, one call bell point, one intercom point and one 6/16 Amps power socket for Fridge and one 20 Amps power socket for split air-conditioner.

Balcony

One light point

Bedroom

One fan point, two wall light points, two 6 Amps power sockets, (In master bedroom, 20 Amps power socket for split air-conditioner, one telephone point and one television point additional)

Toilets

One light point, one 16 Amps power socket for geyser, one exhaust fan point with exhaust fan (In master bathroom, one 6 Amps power socket additional)

Kitchen

One light point, one fan point, one 6 Amps power sockets, one 16 Amps power sockets, one exhaust fan point

Utility

One light point; One 16 Amps power socket for washing machine

* Electrical Specifications typical for all 2BHK and 3BHK flats



Actual Model Flat View



Uncompromising quality always!

For the past 32 years, we at KG have carved out a niche for ourselves in the increasingly competitive world of construction. Quality construction forms only one aspect of our legacy. Each KG project comes with the weight of our rich experience that has inspired trust across generations of customers.

- 📍 Over 5000 satisfied customers
- 📍 Over 140 completed residential and commercial projects
- 📍 One of the first builders to win an ISO 9001:2008 Certification
- 📍 Committed to designing aesthetically & visually superior buildings
- 📍 Quality standards that are on par with international projects
- 📍 Landmark projects across Chennai and Cochin
- 📍 Over 4 million sq.ft. of projects in the pipeline

Upcoming Projects

KG Signature City - Phase 2 (Mogappair)

KG Chandra Vista (Semmenchery, OMR)

KG Wind Chimes (Perumbakkam)

KG Pinnacle (Adambakkam)

KG @ Siruseri

Current Projects



KG Signature City (Mogappair)



KG Green Meadows Condominiums (Velachery)



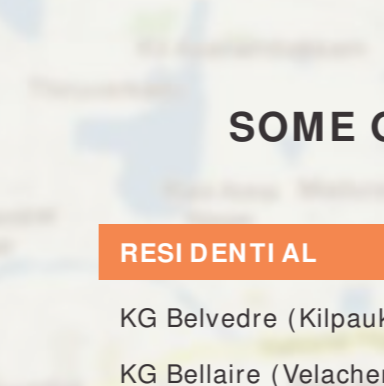
KG 360 Degrees (Perungudi)



KG Oxford Symphony (Cochin, Kerala)



KG Arista (Sriperumbudur)



SOME OF OUR COMPLETED PROJECTS

RESIDENTIAL

- | | |
|--------------------------------------|----------------------------------|
| KG Belvedere (Kilpauk) | KG Marina Bay (Santhome) |
| KG Bellaire (Velachery) | KG Marble Arch (Mylapore) |
| KG Casa Blanca I & II (Nungambakkam) | KG Nataraj Palace (T.Nagar) |
| KG Central Court (T. Nagar) | KG NTR Heritage (Rangarajapuram) |
| KG Dewside Manors (Chetpet) | KG Oakland (T.Nagar) |
| KG Enclave (Annanagar) | KG Oakside I & II (Adyar) |
| KG Eternia (Alwarpet) | KG Palm Lands (Kodambakkam) |
| KG Flats (T.Nagar) | KG Palm Springs (Annanagar) |
| KG Florentina (Adyar) | KG Pleasant Palm (Nungambakkam) |
| KG Gayithri (Poes Garden) | KG Prasad (Adyar) |
| KG Garthapuri Apartments (Chetpet) | KG Ramleela (Alwarpet) |
| KG Green Acres (Velachery) | KG Royal Court (T.Nagar) |
| KG Green Meadows (Velachery) | KG Royal Palms (Kilpauk) |
| KG Karpaga Vilas (Mylapore) | KG Royal Springs (Adyar) |
| KG Kensington (Thiruvanniyur) | KG Rustic Heights (Annanagar) |





KG Sagar (Thiruvanniyur)

KG Seagulls (Thiruvanniyur)

KG Sky Lark (Annanagar)

KG South Wind (Royapettah)

KG Spring Apartments (Adyar)

KG Spring Manor (Adyar)

KG Square (Mylapore)

KG Srivathsa Gardens (Saidapet)

KG Sunshine (Ashok Nagar)

KG The Retreat (T.Nagar)

KG Towers (Velachery)

KG Traditions (Gopalapuram)

KG Tranquil Terrace (Nungambakkam)

KG Vallencia (Adyar)

KG Valmiki (Thiruvanniyur)

KG Villa (Annanagar)

KG Villa Classica (Royapettah)

KG Woods (Adyar)

COMMERCIAL

KG Akshaya Plaza (Egmore)

KG Angamma House (Velachery)

KG Business Centre (Alwarpet)

KG Master Piece (Nelson Manickam Road)

KG Oxford Centre (Cochin, Kerala)

KG Plaza (Mount Road)

KG Royal Court (T.Nagar)

KG Shakthi Towers (Mount Road)

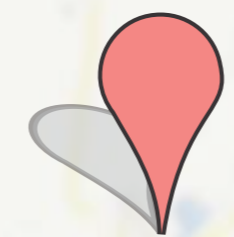
KG Towers -Ground Floor (Velachery)

KG Galaxy (Annanagar, Chennai)

PLOTTED DEVELOPMENTS

KG Boulevard

KG Emerald Beach



KG's Maintenance Commitment

Once you are part of the KG family, we ensure that your transition into your new home is easy and maintenance - free. With our 1-year maintenance warranty you can have peace of mind that your home is under our continuous care.

VISIT OUR MODEL FLAT AT THE SITE

Site Address

KG Centre Point

No.100B, Palanjur Road,
Next to St. John's Residential School,
Poonamallee, Off NH-4



KG Disclaimer: The information and photographs contained here are for indicative purpose only and cannot form an offer or contract. While reasonable care has been taken in providing the information, the promoters or their agents cannot be held responsible for any inaccuracies or omissions. The promoters or their agents reserve the right to make alterations and amendments as may be necessitated without prior notice.

BUILDING A WORLD OF EXCELLENCE

KG FOUNDATIONS (P) LIMITED

An ISO 9001 : 2008 Company

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